THE VO!CE

SEPTEMBER 2020 | WOODSIDE PARK CIVIC ASSOCIATION | SILVER SPRING

President's Message

Adriana Gonzalez

Dear neighbors,
Welcome back to another season of the Voice. I hope that this newsletter finds you all healthy and happy enjoying this last 2020 summer month. It has been quite a different summer for all of us with canceled vacations; wearing masks everywhere; social distancing; compulsively sanitizing hands; teleworking, and kids attending virtual classes, etc.

During the pandemic, we have adjusted a lot in our lives to keep this novel coronavirus away, and the WPCA is also adjusting to keep everyone safe. Our regular WPCA meetings will now take place over Zoom and attending will be easy, we will have the same Zoom link for each meeting and no security code will be needed.

Our first Zoom meeting is this Wednesday, September 9th at 7:30 pm. The WPCA Traffic Committee will give us a snapshot of the MCDOT traffic access restriction proposal that includes some blocks of Woodside Park. A two-page spread map of these proposed restrictions is included in this issue of the Voice for you to review prior to our Zoom WPCA meeting so we can get an overview of these restrictions prior to the meeting so we can discuss its implications.

To attend the meeting, from your preferred browser on your desktop, laptop, tablet or smartphone, type this is a secured link:
http://zoom.us/j/95307919112

It will ask you to download Zoom if you already have not done it. Your computer or any other smart gadget will need to have audio capabilities for you to be able to listen to the meeting. If you want to participate during the meeting you will also need a microphone. Appearing on the camera will be your choice and the same will be with audio. A prompt window will show up and ask you to wait until the host starts the meeting. It will also state this is the WPCA Monthly Meeting and that it is a recurring meeting, thus you will know you are in the right place.

WPCA Zoom meetings will stay in place until hopefully January when kids are scheduled to go back to school. For this reason, Ocktober Fest and December's wine tasting will not take place this year at least. I am honored to serve as WPCA President for a second term and to help keep our community to stay in touch with each other from a safe distance.

See you all on Zoom soon!!!

Photo courtesy of Eliana Gardner, age 11

Photo courtesy of Lloyd

WPCA Meeting

Wednesday, September 9 at 7:30 pm *via ZOOM. You must use the link provided.*
http://zoom.us/j/95307919112

Agenda:
Traffic and discussion ensues

Dates To Remember

Still not much going on BUT...
The following provide virtual events sponsored by or given by local entities. Most include kids' activities.

https://www.culturespotmc.com/
https://patch.com/maryland/silverspring/calendar/d/2020-09-15

Brookside Gardens
https://www.montgomeryparks.org/parks-and-trails/brookside-gardens/

Key Phone Numbers to Keep Handy

Non-Emergency Police: 301-279-8000

Anonymous Crime Tip Line: 240-773-TIPS (8477)

Montgomery County Services: 311

Pepco: 877-737-2662

Downed wires: 202-872-3432

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RESTAURANT GUIDE

All Set
www.allsetrestaurant.com; (301) 495-8800
Delivery: DoorDash, UberEats, Grubhub
Details: Full menu available; subject to change

Kao Thai
www.kaothairestaurant.com; (323) 252-6811
Delivery: UberEats, Grubhub
Details: Thai food; most items on menu available

Hollywood East Cafe
www.hollywoodeastcafe.com; (240) 290-9988
Delivery: restaurant delivery, UberEats
Details: Hong Kong style cuisine and dim sum

La Cusita Pupuseria
www.lacasitapupusas.com; (301) 523-5033
Delivery: DoorDash, Grubhub, UberEats
Pickup, Curbside dropoff.
Details: Pupusas, tamales, soups, sandwiches, smoothies. Latin market food items for pickup
Lunch free for kids, 11 a.m. to 2 p.m., Monday to Friday

Krazy Steve's
www.krazysteves.com; (301) 920-0073
Delivery: By restaurant; DoorDash, UberEats, Grubhub
Details: Deep-dish and thin-crust artisan pizza, barbecue, burgers, macaroni and cheese, craft beer and wine, and more

PLNT Burger
www.plntburger.com; (240) 685-6286
Delivery: Postmates, Grubhub and UberEats. You can also order for pickup directly with us at www.toasttab.com/plnt-burger/v3
Details: Offering 100% plant-based burgers, links, fries, snacks and soft serve; Kosher and vegan

El Golfo Restaurant
www.elgolforestaurant.com; (301) 608-2121
Delivery: Takeout, no contact pickup, restaurant delivery, Postmates
Details: Latin American favorites. Beer, wine, spirits

Los Chorros
www.loschorrosrestaurant.com; (301) 933-1066
Delivery: UberEats, DoorDash, Grubhub, Postmates
Details: Full menu, including Tex-Mex and Salvadoran options. Beer, wine, margaritas, mixed drinks to go

Eat in, take out. Support small businesses.

For a complete list: https://www.silverspringdowntown.com/support-local-merchants

It feels like the real estate industry has been flipped on its head and all of the old rules have flown out the window. For consumers, what is real estate if not open houses, tours, and inspections? In the wake of social distancing and economic fragility, the way we do business has been utterly transformed. But there are always two sides to every coin, and it turns out that the way we do business is changing in a positive way.

To read more visit:
tamara4homes.com/post/real-estate-essentials

Or Scan Here:

Ranked Among "America's Best Real Estate Agents 2019" by Real Trends and the Wall Street Journal
#1 in Silver Spring since 2008
www.tamara4homes.com

Woodside Park Through the Years (1927)

Bob Oshel

This is the seventieth of our series, "Woodside Park Through the Years," a year by year summary of events concerning Woodside Park and Woodside Park residents. This month we look at events near Woodside Park or affecting Woodside Park in 1928.

January 1928 – The more things change, the more they stay the same, it seems. High utility charges, cemeteries, and toll highways were on the minds of Woodside Park residents in early 1928, just as they are in 2020.

Although Woodside Park and other suburban areas of Montgomery County were just across the line from the District of Columbia and were served by D.C. utility companies, rates were higher in Maryland than in D.C. for electricity, gas, and telephone. Phone calls from Maryland into D.C. were toll calls with long distance charges. After receiving push-back on a plan to divide suburban Maryland into calling areas, C&P Telephone, the predecessor to today's Verizon, proposed a new rate scheme in which phone subscribers could choose between a Maryland-only plan and a metropolitan area plan. Under the metropolitan area plan unlimited calls in Maryland and to and from D.C. would cost $4.00 a month – equivalent to about $60.00 a month today. Plans with party lines – two or four families sharing a phone line with different rings for each family so a family would know if a call was for them – and with toll charges for calls into D.C. were somewhat less expensive. Telephone subscribers were not happy.

The issue in 1928 for cemeteries didn't concern the Confederate Monument/Grave Marker in Grace Church's cemetery; the issue was expansion of the cemetery. The Woodside Park Property Owners Association, the original name of the Woodside Park Civic Association, passed a resolution opposing new cemeteries and expansion of old ones in the suburban area. The Association was probably concerned about the expansion of Grace Church's cemetery into the neighborhood. The church had bought the Woodside Park lot adjacent to the cemetery – where the church is now – on June 25, 1924 with an eye toward expanding the cemetery but had not actually expanded it.

Then there was the issue of building a new bridge across the Potomac River in the vicinity of Great Falls, more or less where the Beltway's American Legion bridge is now. Apparently there was agreement that there was a great need for a bridge over the Potomac in the Cabin John - Great Falls area, but there was fear that it would be built by a private company as a toll bridge rather than by the state or federal government. A bill was pending which would grant a private company the right to build the bridge and condemn land to do so. The fear was also expressed that "in later years the bridge might be sold to a railroad company and then another belt line fight" would take place. So instead of having a controversy about toll lanes on the Beltway, people would be fighting construction of a railroad through suburban neighborhoods.

January 3, 1928 – On a happier note, John and Geneva Dolan of 1430 Highland Drive rented the then-new Masonic Hall, a building which still stands at the southeast corner of Georgia and Wayne Avenues, to hold a birthday dance and party celebrating the eighteenth birthday of their daughter Helen. Silver Spring's newspaper, the Maryland News, reported "Miss Dolan was beautifully dressed in tulle and satin, shading from flesh to a deep pink. She wore a shoulder bouquet of tea roses. More than 175 guests from Washington and the northern Maryland suburb were present, the married folks being entertained at five hundred and bridge, while dancing was indulged in by the younger folks."

John and Geneva Dolan, 1908, two years before the birth of their daughter Helen.

Until about 1939 John Dolan was a building contractor, but he then turned his attention to banking and was a Director of both the Suburban Trust Company (now part of Bank of America) and Northwestern Federal Savings and Loan Association (now part of Wells Fargo). Geneva Dolan was active in civic affairs and helped organize the Silver Spring Volunteer Fire Department. In 1947 Helen Dolan married Thomas L. Sherbert, the brother of one of her attendants at her eighteenth birthday receiving line. She lived on Highland Drive until her death in 2006.

In next month's VOICE: More road building and the Silver Spring Women's Volunteer Fire Department.

All entries to THE VOICE become property of the editor and may be edited for length.

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Please submit your ad as a pdf file via email to: <wpcavo1ce@yahoo.com>

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Prepay for 8 issues and get the 9th ad free!
Announcements of 4 lines are published at no cost to residents

Please make checks payable to **WPCA,** and mail to: **Jim Burke, WPCA Treasurer,1422 Highland Drive, Silver Spring, MD 20910**

Woodside Wine Guy

Eric Platt

My Cup Runneth Over

Hello Fellow Woodsiders,
Hope everyone is doing well considering the strange time we're in. It has been six months since life as we know it changed significantly. Below is what I wrote back in March 2020.

Pizza joints like Frankly Pizza and Asian restaurants which are used to lots of carryout are doing fairly well considering, but other spots that aren't innovating (mixing up their menu, offering bottles of wine at retail prices, cocktails to go) might not be here when this is all done and no matter what the idea of going out for dinner or to the market will be a different experience in the future. The same goes for grocery stores as well. If a store that didn't have online shopping before or curbside pick up or can't figure out how to put products with pictures on a web-site, they are missing the boat. It is time to pivot, not just to survive, but hopefully to thrive.

Many of us couldn't imagine that this would last as long as it has with no end in sight at least in 2020. 2021 may be a different story, with a vaccine coming on board. I wanted to reflect on some of the things I've seen and tell you about my silver lining. On a sad note, I have watched many businesses struggle and many close. We have seen the loss of many independent restaurants and shops. I can tell you that no matter how well a restaurant pivots, these coming months are going to be a challenge. What happens when the weather changes and patios can't stay open? How long can places survive on 25% of their normal business. As someone in the wine business, this has been hard for me to watch as the landscape for places changes right before our eyes. Friends of mine have lost their jobs and some their own businesses. I'll ask all of you to continue to support small business as much as you can.

Some of our wonderful neighbors volunteered to help our hood with grocery shopping. I decided that I should help out as well. Why not help my neighbors with their wine needs? This started out as a way for me to contribute and I must tell you that it has really been enjoyable. We are now up to Emergency Wine run #13 and I think we may just continue this through the year. I have really enjoyed meeting so many new people and I love the

Wine Guy Cont'd.

feedback on my selections which has been quite positive. I have to say that I feel very lucky to live in a neighborhood with such interesting people who love a good glass of wine! Here is a great quote from Ernest Hemingway I wanted to share.

Great quote about wine:
"As I ate the oysters with their strong taste of the sea and their faint metallic taste that the cold white wine washed away, leaving only the sea taste and the succulent texture, and as I drank their cold liquid from each shell and washed it down with the crisp taste of the wine, I lost the empty feeling and began to be happy and to make plans."
— Ernest Hemingway, A Moveable Feast

I have really enjoyed seeing all of you walking through the neighborhood and I have enjoyed meeting some new folks on my Emergency Wine Runs. Let me know what you're drinking. I would love to hear about great bottles of wine you've had. Please continue to enjoy wine and life while you social distance with your neighbor and remember that the Recycling Bin Inspector is watching your bins!

Be safe my friends!

Flower Power

Jim Gormally

Aging Dogwood

We have several very nice dogwoods. They are majestic, full of flowers during the spring. The branches stretch out in such a graceful way. WP has lots of dogwoods, and I can only say... "Lucky Us!"

But time is taking its toll, and I am seeing die-back, with limbs losing their leaves on one of the trees. I consulted two arborists to rule out some sort of disease. The opinion is that dogwood will age, and eventually they die.

After a year of pondering options, last September I had an arborist squirt some nutrients in the root zone hoping to perk up the problem tree. That didn't work. And on top of aging issues, our very WET spring encouraged the leaves to develop some fungus, and the problem tree had significant leaf curl. Armed with some fungicide that arborists use, I tried to arrest the fungus. Mission accomplished. But the leaves are curling when they shouldn't, and more limbs are losing leaves.

Taking down a tree is never easy, so if you are reluctant to take down a dying/dead tree I do understand. This September it is coming down. I decided I would rather look at a new tree that is thriving, than watch an old tree slowly decline.

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Using Covid-19 appropriate cleaning protocols

Interested in Composting?

We have a community program in place in Woodside Park, and everyone in the neighborhood is eligible for the discount! To order your bin and receive the reduced pricing from Compost Crew at $14 per month (instead of the usual pricing of $32/mo.).

Here are the steps!

1. Sign up at the Compost Crew website for a monthly or annual membership: https://compostcrew.com/our-services/residential
2. Input the code WOODSIDECOMPOSTS to receive the community discount.
3. Receive an email when your account is finalized with instructions regarding our curbside collection program.
4. Start Composting! Your collection day will be on Thursdays, and you will receive your bin (lined with compostable liner) in the next 2 weeks.

Traffic In Our Neighborhood

John Lourie & Jeremy Gold

The WPCA Traffic Committee is asking for your review of proposed temporary traffic restriction measures to limit cut-thru traffic within the neighborhood. We are continuing our efforts to reduce cut-through traffic even though the Covid-19 pandemic has reduced traffic volumes in the near term. The Traffic Committee is attempting to develop a plan that balances cut-through traffic reduction and resident convenience.

A bit of history

The Woodside Park Civic Association made ER17-94 AM application to MCDOT (County Dept. of Transportation), which initiated a "Through Traffic Volume Access Restrictions in Residential Areas" in April 2019. The ER17-94 AM regulatory process provides a systematic process for the public and governmental participation in the evaluation and implementation of traffic access restrictions to limit through traffic on residential streets.

The initial step of the ER17-94 AM process is measuring traffic volumes on neighborhood streets. This didn't occur until September 2019 and then MCDOT rejected the validity of the results due to ongoing construction on Georgia Avenue and Colesville Road. MCDOT then suspended the ER17-94AM process for Woodside Park until new traffic counts can be collected, after construction projects are scheduled to be completed on Georgia Avenue, October 2021

The Traffic Committee made a further appeal to MCDOT to move forward with the ER17-94 AM process given that much of the relevant traffic volume data was collected outside construction hours. The traffic committee stressed to MCDOT that with the significant cut-through traffic volumes, any further delays will adversely impact resident public safety. MCDOT responded this Spring, stating they are willing to consider temporary traffic restriction measures until ER17-94 AM evaluation is resumed.

The WPCA Traffic Committee has reviewed the MCDOT traffic volume data (aka "tube counts"), collected September 2019 and prepared temporary traffic options for Woodside Park residents review and approval and presentation to MCDOT.

We have compiled the MCDOT tube count data to correspond to the ER17-94 AM review criteria. There are several streets that exceed the first threshold for ER 17-94AM review of a minimum of 100 vehicles per hour:

A. Grace Church Rd, between Woodland Dr and Dale Dr: Most significant are the traffic counts between 3:00 pm and 7:00 pm when up to almost 4 times the traffic threshold. These numbers represent a significant impact to pedestrian safety. Cars are traveling from Georgia Ave via Woodland Dr to access Dale Dr. B. Fairview Rd, between Noyes Dr and Fairview Court: Traffic counts between 9:00 am and 11:00 am up to almost 2 times the traffic threshold with contributions from Fairview North of Noyes and Noyes Dr East of Fairview. This indicates a need to improve traffic restriction for access via Fairview Rd from Highland and Watson Drive prior to 10 am. Noyes traffic is experiencing a significant uptick in cut thru traffic after the existing no right turn from Colesville Road ends at 10 am.
C. Noyes Drive, Measured East of Fairview: traffic counts between 3:00 pm and 7:00 pm are exceeding the threshold with cars traveling both East- and West-bound. These counts are indicating that Noyes Dr is becoming an alternative to slow traffic flow on Spring St between Georgia Ave and Colesville Rd.

Proposal

The map on page 9 shows the proposed temporary traffic restriction plan. We have grouped the signs to address the two main problem areas on the interior of the neighborhood: Grace Church cut-through traffic (signs highlighted in YELLOW) and Fairview Road cut-through traffic (signs highlighted in BLUE). Please note existing restriction signs are shown without highlight.

Traffic Cont'd.

Additional detail on the cut-through "hot spots" and proposed solutions:

Northbound Georgia Avenue cut through to Westbound Dale Traffic: We are proposing to install no-left turn 4pm to 7 pm signs at Grace Church, Crosby and Midwood to Dale Dr. This would not only limit cut-through use of Grace Church but also address the diversion of cut-through drivers to nearby Crosby and Midwood. This would have minimal impact on resident access to the neighborhood but would limit resident access to Westbound Dale Dr during afternoon peak hours.

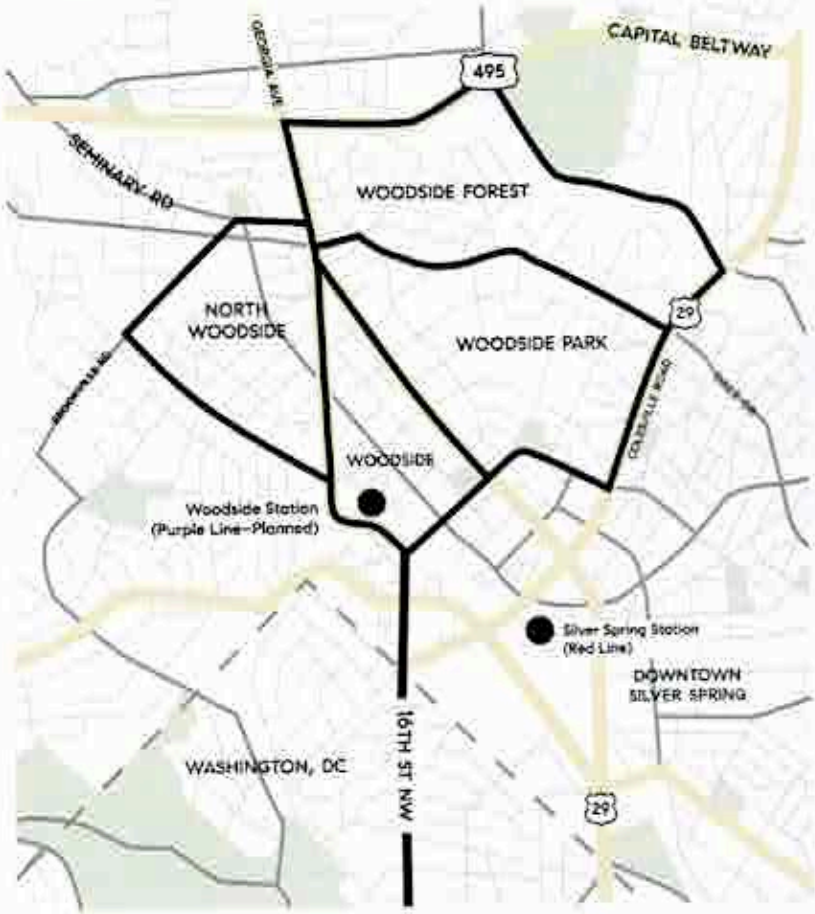
Colesville Road cut-through via Fairview to Spring Street: We are proposing to install traffic restriction signs at three locations: 1) No left turn all times from Eastbound North/South Noyes to Fairview Road, 2) Extend No-right turn sign from Colesville Road to Highland from 7am to 9 am to cut-through use of North and South Noyes to access Spring Street, which occurs throughout the day and week. The no-left turn from Westbound Dale to Watson would limit cut-through drivers from accessing Spring Street via Fairview.

Ways to share your thoughts

- Complete the survey by Sep. 30: https://bit.ly/3j4RyfR
- Attend the virtual WPCA meeting on Sep. 9 at 7:30 by Zoom: https://zoom.us/j/95307919112
- Contact the Traffic Committee: traffic@woodsidepark.org

We plan to take a vote on this plan – after adjustments based on community input – at the October 14 WPCA meeting (virtual).

If you would like to complete a paper copy of the survey, please e-mail traffic@woodsidepark.org, or call Jeremy Good at (301) 744-7878. The links above will be made available on the WPCA e-mail list.



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BEST WASHINGTONIAN 2020

Bethesda

Congratulations to the Class of 2020 - the Woodside Park Seniors

Last Spring many of us went without, the Seniors felt it too. Especially missing out on all those events that mark an end and signify a beginning. We wish you the BEST!

Michael Quinlan
Graduated from: St. Andrew's High School
Next gig: Susquehanna University in Selinsgrove, PA

Liam Morris
Graduated from: Einstein High School
Next gig: Montgomery College studying Musical Performance and Composition

Abby Ruth
Graduated from: Albert Einstein High School
Next gig: Denison University in Granville, OH

Evie Moulin
Graduated from: Bethesda-Chevy Chase High School
Next gig: Eckerd College in St. Petersburg, Florida

Ben Ruth
Graduated from: Albert Einstein High School
Next gig: University of Dayton in Dayton, OH

Eva Rocke
Graduated from: Towson University
Next gig: Special Educator at Rock Terrace School (MCPS)

David Platt
Graduated from: Florida Gulf Coast Universityl
Next gig: working in Florida

Ethan Dixon
Graduated from: Albert Einstein High School
Next gig: Loyola University in Baltimore, MD

Josephine Rakow - *not pictured*
Graduated from: Brookewood School
Next gig: University of Maryland in College Park, MD

Joey Vogel
Graduated from: Yeshiva of Greater Washington
Next gig: Year course in Israel then UMF

Woodside Quarantine Gardens

During the 2020 Spring Covid-19 Quarantine, many Woodside neighbors got back to nature and decided to plant gardens of flowers, vegetables, and fruits. Aviva Krauthammer on South Mansion watched as a cornfield was planted and sprouted across the street, sunflower gardens bloomed on a nearby corner, and vines of melons and squash wove there way through Woodside friends' front yards. She decided to document and celebrate this positive turn of events amidst the stressful quarantine time. Here are some of our neighbor's stories: (Continued on page 15.)

Photo courtesy of Aviva Bell

Franscesa on Pinecrest: Agriturismo Macchiarini

This year's garden is big and its offerings cover all the produce you'd need for a Tuscan summer meal. It has lettuce (Simpson, Red Romaine and Salad Bowl), cicoria, red chard, cucumbers, beans (green, snap, stringhe and schiaccioni), red onions, leeks, tomatoes (salad, cherry, and San Marzano), eggplants, sweet (green, purple, and yellow) and hot (Cayenne) peppers, squash (zucchini, yellow straight neck and round courgette), honeydew melons and last, but not least, parsley, basil, oregano, marjoram, thyme, mint, nepitella, sage, rosemary, curry and rue. I look forward to Fall and Winter gardening with the help of a tunnel greenhouse and to next Spring and Summer when the recently planted berry bushes and peach, nectarine, apple, pear, fig and plum trees will bloom and hopefully bear fruit!

Photo courtesy of Aviva Bell

Nan on Fairview: Butterfly Garden

"I started this butterfly garden around the stump of a beautiful ornamental cherry tree that had lived a good life. The garden is meant to provide milkweeds for monarch butterfly larvae and nectar plants for a variety of butterflies, bees and other insects. I start zinnias, marigolds and tall ageratum every year under grow lights for annuals. The garden also includes spring bulbs, cranesbill geraniums, peonies, tuberosa and incarnata milkweeds, coreopsis, echinacea, Shasta daisies, yarrow, lavender, ferns, and a buddleia bush."

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WPCA Joins Zoom World

As mentioned elsewhere in this edition of the VOICE, we will be going virtual for meetings for the remainder of 2020. WPCA has purchased a Zoom account and scheduled meetings that will use the same link for each meeting. No security code is needed.

The invite link is:
https://zoom.us/j/95307919112

Meeting ID: 953 0791 9112 (you should not need this, but provided just in case)

The schedule for 2020 is as follows:
Topic: WPCA Monthly Meeting
Time: Sep 9, 2020 07:30 PM Eastern Time (US and Canada)

Every month on the Second Wed
Sep 9, 2020 07:30 PM
Oct 14, 2020 07:30 PM
Nov 11, 2020 07:30 PM
Dec 9, 2020 07:30 PM

One tap mobile
+13017158592,,95307919112# US (Germantown)

Reminders will go out on the list serve.

As your resident retired curmudgeon, I have not participated in many Zoom sessions, but will be studying up and will provide a short tutorial/tips sheet (including our approach to online meeting protocols) via the list serve in early September. For most of you still in the working world I assume you are unfortunately all too familiar with Zoom.

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2020 WPCA Dues

As of **August 14, 2020** our bank balance is **$54,924.96.** Listed below are the 186 socially distanced residents who have funded the $20 annual dues to the WPCA. Won't you join them? Thank you for supporting the Association. Our very reasonable dues help support the many activities of the Woodside Park Civic Association – including our annual events – beer tasting, the picnic (Covid'ed this year), Oktoberfest (Covid'ed this year) and wine tasting.

2020 Dues Payments															
Alton Pkwy	8911	8912	9007	9009	9011	9014	Luzerne Ave	1714	1719						
Alton Pkwy	9015	9017	9020				Mansion Dr	1000			N Mansion Dr		1007		
Ballard St	1200	1209	1213	1214			Midwood Rd	9209	9210	9213	9215				
Burton St	1201	1203	1204	1207	1208	1210	N Noyes Dr	1005	1006	1010	1011	1015	1017	1021	
Burton St	1211	1219	1220				N Noyes Dr	1023							
Clement Pl	1216	1217	1221				Noyes Ct	1	4						
Clement Rd	9502	9504	Corwin Dr		1705		Noyes Dr	1020	1026	1106	1200	1212	1213	1214	
Crosby Rd	9100	9108	9114	9204	9207	9215	Noyes Dr	1220	1221	1225	1226	1229	1232	1234	
Dale Dr	1009	1108	1109	1110	1118	1205	Noyes Dr	1301	1304	1305	1306	1310	1311		
Dale Dr	1209	1212	1220	1224	1227	1228	Pinecrest Cir	1211	1212	1214	1221				
Dale Dr	1234	1300	1305	1306	1311	1312	S Mansion	1002	1004		Pinecrest Ct		1313		
Dale Dr	1314	1404	1509	1510	1529	1604	Woodland Dr	8809	8812	8903	8905	8915	9002	9005	
Dale Dr	1606	1611					Woodland Dr	9006	9017	9018	9019	9028	9107	9212	
Fairview Rd	8920	9010	9012	9014	9026	9028	Woodland Dr	9215	9216	9218	9220	9222	9228		
Fairview Rd	9032	9102	9105	9106	9109	9117	Woodside Pkwy	1008	1012	1015	1019	1023	1104	1107	
Grace Church Rd	1506	1507	1511	1515	1523	1528	Woodside Pkwy	1112	1118	1200	1201	1206	1210	1212	
Grace Church Rd	1608						Woodside Pkwy	1216	1222	1223	1225	1315	1317	1401	
Highland Dr	1006	1010	1111	1205	1206	1209	Woodside Pkwy	1404	1412						
Highland Dr	1215	1217	1301	1305	1401	1404									
Highland Dr	1412	1418	1420	1421	1422	1423									
Highland Dr	1424														

2020 WPCA Dues Payments

Dues are a bargain at only $20 (check made out to WPCA) per calendar year per household. Mail or drop off dues to Jim Burke, WPCA Treasurer, 1422 Highland Dr. Or see the paypal payment option described elsewhere in this edition of the VOICE.

THE WPCA DIRECTORY UPDATES - ACT NOW!!!!

We will be reprinting the very popular Woodside Park Directory this fall.

First, if you have moved in, moved out, changed the names of or the actual people in your house or I got your phone number wrong in the directory (May 2017 edition) – please email me (jaburke@erols.com) the following information:

Address, Last Name(s), First Name(s), Phone number(s)
We list adult residents of the house. Phone can be land line or cell phone – your choice.
Let me know if you do NOT want your phone number or name and phone number included.

Second, please let me know if you are willing to help fill in the holes in our updates prior to printing. Between dues payments and other sources, about 50 – 60 % of our address information is updated. That leaves another 40 – 50% that I rely on volunteers to help update. A few phone calls or dropping by neighbors for a masked chat – I'll give you a short list. If you are up for it, send me an email.

A Notice from the Woodside Park Civic Association Planning an Addition? Know Your Setback Requirements

Bob Oshel

Much of Woodside Park looks a little different than most down-county neighborhoods. That's because the developers of the original lots required a deeper setback from the street for houses than is typical or required by the county zoning law. Our deep setbacks combined with wider than usual right-of-ways of many of our streets are part of what gives Woodside Park our "park-like setting" and helps make Woodside Park, in the words of the Park and Planning Commission, "the purest manifestation of the '20s/'30 suburban ideal to have been built in Montgomery County."

Most lots in Woodside Park are covered by a 40 foot front yard building setback requirement "perpetually" established in the original subdivision plats. This is 15 feet farther back than is required in the County Zoning Code. Since most homes were built at or near the setback line, this generally means that in most parts of Woodside Park you cannot build an addition to the front of your house unless your house sets farther back than your neighbors.

In our R-60 zone (all lots in Woodside Park except townhouse lots), the county zoning law specifies only a minimum building setback of 25 feet from the front property line, which is usually well beyond the pavement of the street.

The County will issue building permits for plans that meet the minimum 25 foot setbacks specified in the zoning law even if the plans do not conform to our 40 foot setback. But that doesn't mean the 40 foot setback isn't binding. Building permits contain the following language:

"Many subdivisions and neighborhoods within Montgomery County contain private deed restrictions and covenants regulating building construction. Obtaining a building permit does not relieve the property owner of responsibility for complying with applicable covenants."

That warning in building permits is applicable for most lots established in the original Woodside Park subdivision plats of 1923; in the original plat for the section of Dale Drive established in Woodside Forest, Section One, in 1936; and in a few other plats. These original plats contain a 40 foot setback from the front property line (street right-of-way line, not the street pavement). For corner lots the 40 foot setback generally applies to both streets except as noted below.

The original Woodside Park plats provide an example of the setback language: "...and we do hereby declare and establish perpetually the building restriction lines as shown hereon, as the line beyond which the erection of any structure or portion of the same of a permanent nature, exceeding the height of four feet, is prohibited." It has always been the policy of the Woodside Park Civic Association to do whatever is necessary to enforce the 40 foot setback.

Based on an exhaustive search of plats, the 40 foot setback applies to all lots in Woodside Park along the following streets, except as noted:

- Alton Parkway (except addresses higher than 8912
- Colesville Road (except setback may have been impacted by street widening)
- Crosby Road
- Dale Drive (except odd numbered addresses from 1101 to 1221)
- Fairview Road
- Georgia Avenue (addresses from 8915 to 9109 only; setback may have been affected by street widening)
- Grace Church Road (except 1610 and 1612)
- Highland Drive
- Luzerne Avenue (only the lot on the southwest corner of Woodland Drive and Luzerne Avenue)
- Noyes Drive
- North Noyes Drive
- Woodland Drive (except addresses lower than 8915)
- Woodside Parkway

Deeds for affected properties will probably, but not necessarily, include a line with language similar to: "Subject to a Forty (40) foot building restriction line of record." In addition surveyor's maps of affected properties will probably, but not always, show a line marked "40' BRL" or something similar.

The 40 foot building restriction line does not apply to Woodside Park lots along the following streets or parts of streets, as noted:

- Alton Parkway (only addresses higher than 8912)
- Ballard Street
- Burton Street
- Cedar View Court
- Clement Road
- Clement Place
- Columbia Boulevard
- Corwin Drive
- Dale Drive (odd numbered addresses from 1101 to 1221 only)
- Georgia Avenue (other than addresses between 8915 and 9109)
- Grace Church Road (1610 and 1612 only)
- Luzerne Avenue (except lot on the southwest corner of Woodland Drive and Luzerne Avenue)
- Mansion Drive
- Midwood Road
- North Mansion Drive
- Pinecrest Circle
- Pinecrest Court
- South Mansion Drive
- Watson Road
- Woodland Drive (addresses lower than 8915 only)

Setback Requirements Cont'd

Woodside Park does not have special setback requirements for side yards, except for corner lots. The zoning law's side yard setback requirements vary depending on when your lot was created, but generally are 7 feet on each side for most lots in Woodside Park. However, if your lot was created after January 1, 1954 the requirement is a total of 18 feet with at least 8 feet on one side. Check your deed or plat to determine when your lot was created. The minimum rear yard setback is normally 20 feet, although it is an average of 20 feet with a 15 foot minimum for lots recorded between September 30, 1941 and December 31, 1953. There are special rules for corner lots. There is also a maximum lot coverage limit of 35% including accessory buildings such as garages and sheds. Special setback rules apply to "accessory buildings." All the details can be found at:

https://montgomeryplanning.org/document viewer/#https://www.montgomeryplanning.org/development/zoning/documents/R60ZoningFactSheet9.24.14.pdf

Join in on the Listserv!

If you are not currently a member of the WPCA, enter URL identified below and create and then follow the prompts.

You will be shown an application page with instructions. Please provide your name and address in the comment box - we verify that all new members are Woodside Park residents before granting posting privileges in the group.

Join This Group!

Join the WPCA ListServ!

https://wpca.groups.io

Paypal Option for paying 2020 WPCA Dues

Here's the deal. To keep fees to a minimum, we are only accepting payments from bank accounts or paypal balances (no credit or debit cards) for this form of payment.

How to send money to WPCA via Paypal? Log on to your paypal account and select the send money tab. Indicate send to: woodsideparkca@gmail.com Amount: $20 Check option "I'm sending money to family or friends" (Yes we are your friends. Choosing this option IS IMPORTANT. It minimizes fees.)

Montgomery County RainScapes Program

The RainScapes program promotes and implements projects on residential, institutional, and commercial properties to reduce stormwater pollution. The County offers technical and financial assistance (in the form of rebates) to encourage property owners to implement eligible RainScapes techniques on their property.

A RainScape is a landscape or design technique that helps reduce stormwater runoff from individual properties. They include:

- Rain Gardens
- Conservation Landscapes
- Green Roofs
- Water Harvesting
- Permeable Pavement
- Pavement Removal

RainScapes can be installed on any kind of property, but those on private residential, institutional, and/ or commercial properties may be eligible for financial assistance: RainScapes Rewards Rebates.

The RainScapes program also offers technical and financial assistance to encourage property owners to implement RainScapes techniques on their propert

There are two ways for private homeowners/businesses to participate, either residential or COmmercial, HOA (hello WPCA), mulit-family, or institutional property).

RainScapes are a vital component of the County's watershed restoration efforts, which are required by law (under the County's NPDES Stormwater Permit).

Eligible techniques are:
- Rain garden;
- Conservation landscaping;
- Permeable pavers;
- Green roof;
- Rain barrels and cisterns;
- Dry wells.

For more information, visit the RainScapes page on Montgomery County's website at https://www.montgomerycountymd.gov/water/rainscapes/

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*Comp ary Notary Public Services for Woodside Park Neighbors

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Woodside Gardens Cont'd.

Alex on Fairview: Suburban Cornfield

"This year we grew sweet corn. The process of tending the little plants and seeing them bloom and grow has been so rewarding! The kids and I have learned a lot about the importance of hard work and patience. We harvested enough sweet corn for several family meals. The best part is that we had enough to share some corn with our neighbors too! We also made a scarecrow to protect our corn. My favorite thing was seeing the kids' creative juices flowing as they put together the scarecrow. My two boys even learned to sew in the process and did most of the sewing to create the scarecrow's face."

Joseph E. Frew, D.D.S.

9604 Colesville Road

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